



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

1700 North Main Street
SUFFOLK, VIRGINIA 23434

June 19, 2015

Mr. William Saunders
Town of Smithfield
310 Institute St
Smithfield, VA 23431

**RE: Pierceville Subdivision
Main Street (Route 258 Business)
Town of Smithfield**

The District has completed its review of the subject conceptual plan dated May 22, 2015 and Traffic Impact Study dated February 24, 2015 and received by the VDOT Land Development Office on May 22, 2015. We offer the following comments:

GENERAL INFORMATION

1. Provide the VDOT Hampton Roads District Standard Notes on the plan. An electronic copy is available upon request. Required information shall be filled out by the applicant's agent.

RIGHT OF WAY & GEOMETRICS

2. Sight distance for entrances and intersections must be evaluated for compliance in accordance with Appendix F of the VDOT Road Design Manual. Refer to Table 2-7. Sight distance triangles and all applicable easements shall be shown to scale at the proposed. The metes and bounds and area of each required easement shall be provided in square feet and acres.

TRAFFIC

1. The scale appears to be wrong on the submitted conceptual site plans.
2. It is understood that the submitted plans are considered conceptual. Construction site plans will need to be submitted for review and contain but not be limited to; intersection geometrics, lane configurations, corner radii, intersection sight distances, right of way, proposed pavement marking plans etc.
3. It's unclear what traffic control measures are intended at the intersection of Cary Street and the site entrance. The circular roundabout roadway should be relocated to within the development where the appropriate ingress/egress lanes and intersection distances can be obtained.
4. The submitted site plans reflect the installation of sidewalks and crosswalks within the development. Care should be taken to ensure that all proposed pedestrian facilities meet or exceed ADA standards and specifications.
5. The submitted study proposes to align the Main Street site entrance with Church Manor Trail. The study uses ITE rates for Apartments and Daycare be distributed in the study for intersection analysis. If these sites are currently built, actual traffic counts need to be collected and used in the analysis.
6. The submitted study proposes to align the Cary Street site entrance with Goose Hill Way. The study uses ITE rates for Single Family Homes be distributed in the study for intersection analysis. If these homes are currently built, actual traffic counts need to be collected and used in the analysis.
7. It's unclear whether it is the intent of the developer for the internal site roadways to be adopted in the State Maintenance System. Clarification will need to be included within the study. If that is the intent, all internal roads will need to meet or exceed state standards and specifications.
8. The traffic impact study submitted does not include other approved development site trips. In order to more accurately determine background roadway conditions, all trips generated by previously approved sites will need to be included in the analysis completed within the submitted study. If there are no such approvals, this should be stated within the study.

SUPPORTING DOCUMENTS

- 1 An engineer's cost estimate for all work within existing State maintained right of way shall be provided.
- 2 Provide two (2) bound copies of the Drainage Report.

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- 3 A detailed narrative which addresses each comment listed above must accompany your re-submittal package. Any revisions beyond those necessary to address the review comments listed above must be identified separately in the re-submittal narrative.
- 4 Please provide three (3) folded copies of the revised plans and three (3) copies of the detailed narrative with your re-submittal package.

ADVISORY

- a) Upon final plan approval, a Land Use Permit will be required prior to construction of any work within State maintained right of way limits or easements. Additional information about Land Use Permitting as well as the required forms can be found on the VDOT website at:

<http://www.virginiadot.org/business/bu-landUsePermits.asp>

- b) An electronic file of the approved plan in PDF format shall be provided for VDOT use.
- c) A copy of all proposed easements recordation information, including the cross access easement, will be required prior to the issuance of the VDOT Land Use Permit(s).

If you have any questions, please contact me at (757) 925-1592 or kevin.thomas@vdot.virginia.gov.

Sincerely,

Kevin J. Thomas
Area Land Use Engineer
Virginia Department of Transportation
Hampton Roads District